

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Wednesday, January 30, 2019 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Hearing Examiner meeting was scheduled for 2:30 p.m. on Wednesday, January 30, 2019, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: Kevin Gustafson – Applicant, *The Human Bean*
Angela Fuss – Applicant Representative, *Lumos & Associates*

STAFF: Hope Sullivan, Planning Manager – Administrative Hearing Officer
Kathe Green, Assistant Planner
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours. The hearing materials are on file in the Planning Division, and are available for review during regular business hours.

A. CALL TO ORDER

Ms. Sullivan called the meeting to order at 2:32 p.m.

B. MODIFICATION TO THE AGENDA – None

C. PUBLIC COMMENT – None

D. PUBLIC HEARING: ACTION ITEM

D-1 ADM-18-183 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION TO ALLOW A DRIVE-THRU WINDOW TO FACE A STREET ON PROPERTY ZONED GENERAL COMMERCIAL AND LOCATED AT 3300 HIGHWAY 50 EAST, APN 008-302-34.

Ms. Sullivan introduced the item and Ms. Green noted that there were no changes to the Staff Report. Applicant representative Angela Fuss of Lumos and Associates acknowledged her agreement to the conditions of approval outlined in the Staff Report. Ms. Sullivan believed that the four foot height for the screening plants at maturity was acceptable; however, she noted that the applicant must have an initial planting height of 2.5 feet and use five gallon plants. She also requested to have "the [order board] sign positioned so that it's not a blight on the street, so that means it's either perpendicular to the street...or you put it over the west side". Mr. Gustafson believed they could work with the added conditions. Ms. Sullivan inquired about the existing vegetation and recommended temporary fencing for that purpose. Both Ms. Fuss and Mr. Gustafson were amenable to the additional conditions of approval.

ACTION: Ms. Sullivan approved ADM-18-183, a request for an Administrative Permit for a drive-thru and window to face a street on property zoned General Commercial and located at 3300 Highway 50 East, APN 008-302-34 based on findings and subject to conditions of approval contained in the staff report and the

additional three conditions below:

- **The plantings that screen the drive through need to be a minimum of five gallons [each], with the planting height of 2.5 feet at the time of planting.**
- **Should the menu board be located on the south side of the building, it will be located perpendicular to William Street in order not to create sign clutter.**
- **Temporary construction fencing should be place on site prior to the commencement of construction to protect existing vegetation on William Street.**

E. PUBLIC COMMENT – None

F. ADJOURNMENT

Ms. Sullivan adjourned the meeting at 2:41 p.m.

The Minutes of the January 30, 2019 Administrative Hearing Examiner meeting are respectfully submitted on this 21st day of February, 2019.

AUBREY ROWLATT, Clerk - Recorder

By:

Tamar Warren, Deputy Clerk